



# The Oakwood Village HOA Newsletter

October 2014

**Greetings from your Board of Directors and Management! Please take a few minutes to read the latest updates**

## **Z & R PROPERTY MANAGEMENT**

As your property manager, Z & R implements all of the Board's decisions and handles architectural submissions and Covenant enforcement. Homeowners should contact Z & R at 719-594-0506 with any Association questions. If a homeowner has a problem, comment, or suggestion, this should be submitted to Z & R in writing for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to [Kerry@zandrimgmt.com](mailto:Kerry@zandrimgmt.com) and faxes can be sent to (719) 594-0473.

**Snow Removal:** With Winter fast approaching, it's a good time to review the HOA's snow removal policy. The HOA's landscape maintenance company will remove snow from the interior roadways when the depth reaches 4 inches or more, and the sidewalk along Dublin according to the City's regulations. Efforts will be taken to ensure clear roadways for folks going to work in the morning, depending on the duration of the snow event of course. Please be advised that it is the homeowner's responsibility to clear snow from the walkways leading to front entryways and the front stoops themselves.

**Pipe Freeze!** Please ensure that if your unit is to remain vacant for any length of time that you protect the water pipes in your unit from freezing. You can accomplish this by setting the heat at a safe level and opening any cabinets under sinks, especially on exterior walls. If you plan to have the heat down or off in a vacant unit, PLEASE winterize the unit by at least turning off the water and draining the pipes by opening all faucets, or other acceptable methods. Failure to take these precautions may result in a pipe freeze and rupture which could flood your unit and those of your neighbor.

**Credit Card Payments:** Z&R Property Management has a new website for the company; [www.ZandRimgmt.biz](http://www.ZandRimgmt.biz) With the new website homeowners will have the ability to pay their HOA assessments online by credit card. Homeowners often ask us if they can pay their dues by credit card and we can now accommodate these requests.



**Doggy Doo:** One way you can help the overall look of the property is to pick up after your dog. In fact it's a Covenant violation to leave your dog's feces on the grounds, to allow it to damage HOA property or to be off leash when outside.

**Satellite Dishes, etc:** Please remember that you need written approval to have satellite dishes, accessory structures (sheds, etc.) or any other exterior modification installed on your lot. Your property manager can facilitate these approvals so please contact him directly.

**Association Covenant Violations:** If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.** Per state law we must send notices and hold a Hearing before assessing fines, so your first complaint is not a fire-and-forget. Please follow up with the Manager if the infraction continues after your initial complaint.

Thank you for taking the time to read this newsletter. The Board and Management wish you a happy and prosperous Fall and Winter!

